

## **TOWN OF DAVIE TOWN COUNCIL AGENDA REPORT**

**TO:** Mayor and Councilmembers

**FROM/PHONE:** Mark A. Kutney, AICP, Development Services Director/(954) 797-1101

**PREPARED BY:** David M. Abramson, Acting Deputy Planning and Zoning Manager

**SUBJECT:** Quasi Judicial Hearing, Vacation Application: VA 12-1-06/06-7/Ford/Generally located south of the intersection at Southwest 26th Street and Southwest 127th Avenue

**AFFECTED DISTRICT:** District 4

**ITEM REQUEST:** **Schedule for Council Meeting**

**TITLE OF AGENDA ITEM:** AN ORDINANCE OF THE TOWN OF DAVIE, FLORIDA, APPROVING VACATION APPLICATION, VA 12-1-06 “FORD,” VACATING PORTIONS OF SOUTHWEST 127TH AVENUE RIGHTS-OF-WAY; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

**REPORT IN BRIEF:**

The petitioner (Rhon Ernest-Jones Consulting Engineers, Inc.) proposes to vacate two (2) rights-of-way for Southwest 127th Avenue, a twenty (20) foot right-of-way (P.B. 146, Pg. 17 B.C.R.) and a five (5) foot roadway easement (P.B. 146, Pg. 17 B.C.R.) (See attached Sketch and Legal Description). This request is consistent and was a condition of approval with Master Site Plan Application (MSP 11-2-05) “Stone Bridge Estates.”

The Town of Davie has no roadway construction plans at this time for said portions of rights-of-way. These portions of rights-of-way presently do not serve as access for any existing and/or future developments in the area. It should be noted that the Development Review Committee (DRC) members had no objections to this vacation request at the time of review for the Master Site Plan Application for Stone Bridge Estates. Furthermore, the petitioner has supplied staff with the required letters of no objection from user of existing right-of-ways, except the City of Sunrise. The petitioner and staff are currently working with the City of Sunrise to dedicate an easement for existing lines within the subject right-of-way.

Staff finds the application complete and suitable for transmittal to the Town Council for further consideration.

**PREVIOUS ACTIONS:** n/a

**CONCURRENCES:** At the September 26, 2007 Planning and Zoning Board meeting, Vice-Chair Stevens made a motion, seconded by Mr. Pignato, to approve Vacation Application, VA 12-1-06 "Ford." (**Motion carried 5-0**)

**FISCAL IMPACT:** not applicable

Has request been budgeted? n/a

**RECOMMENDATION(S):**

Staff finds the application complete and suitable for transmittal to the Town Council for further consideration. The following condition shall be met prior to final site plan approval:

- 1.The petitioner shall provide the Town of Davie a letter of “No Objection” from the City of Sunrise to vacate subject rights-of-way.

**Attachment(s):** Ordinance, Staff Report

ORDINANCE \_\_\_\_\_

AN ORDINANCE OF THE TOWN OF DAVIE, FLORIDA,  
APPROVING VACATION APPLICATION, VA 12-1-06  
“FORD,” VACATING PORTIONS OF SOUTHWEST 127<sup>TH</sup>  
AVENUE RIGHTS-OF-WAY; PROVIDING FOR  
SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE  
DATE.

WHEREAS, the owner (William Ford) proposes to vacate a portion of Southwest 127<sup>th</sup> Avenue, a twenty (20) foot right-of-way (P.B. 146, Pg. 17 B.C.R.)

WHEREAS, the owner (William Ford) proposes to vacate a portion of Southwest 127<sup>th</sup> Avenue, a five (5) foot roadway easement (P.B. 146, Pg. 17 B.C.R.)

WHEREAS, this proposed Vacation Application (VA 12-1-06) “Ford” was considered by the Town of Davie Planning and Zoning Board on September 26, 2007;

WHEREAS, vacation of this rights-of-way will not adversely affect access to adjoining properties and will not be in conflict with the public interest; and,

WHEREAS, the Town Council of the Town of Davie authorized the publication of a notice of a public hearing as required by law, and a public hearing was held on the date of the adoption of this ordinance; and,

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF DAVIE FLORIDA:

SECTION 1. That the rights-of-way herein after described be vacated:

- a. The subject properties are described in Exhibit “A”, which is attached hereto and made a part hereof;

SECTION 2. All Ordinances or parts of Ordinances in conflict herewith are to the extent of such conflict hereby repealed.

SECTION 3. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is, for any reason, held invalid or unconstitutional by any Court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portion of this Ordinance.

SECTION 4. This Ordinance shall take effect immediately upon its passage and adoption.

PASSED ON FIRST READING THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2007.

PASSED ON SECOND READING THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2007.

ATTEST: \_\_\_\_\_

MAYOR/COUNCILMEMBER

\_\_\_\_\_

TOWN CLERK

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2007.

**Exhibit "A"**

**Application:** VA 12-1-06/06-7/Ford

**Original Report Date:** 9/17/07

**Revision(s):** 9/27/07

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## **TOWN OF DAVIE**

**Development Services Department**

**Planning & Zoning Division**

***Staff Report and Recommendation***

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### **Applicant Information**

**Owner**

**Name:** William Ford  
**Address:** 12702 Southwest 26<sup>th</sup> Street  
**City:** Davie, Florida 33325  
**Phone:** (954) 324-5552

**Petitioner**

**Name:** Rhon Ernest-Jones  
Rhon Ernest-Jones Consulting Engineers, Inc.  
**Address:** 12500 West Atlantic Boulevard  
**City:** Coral Springs, Florida 33071  
**Phone:** (954) 344-9855

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### **Background Information**

**Date of Notification:** September 19, 2007                      **Number**                      **of**  
**Notifications:** 83

**Application Request:** The petitioner requests to vacate the following two (2) rights-of-way for Southwest 127<sup>th</sup> Avenue:  
i. An existing twenty (20) foot right-of-way (P.B. 146, Pg. 17 B.C.R.)  
ii. An existing five (5) foot roadway easement (P.B. 146, Pg. 17 B.C.R.)

**Address:** A portion of Southwest 127<sup>th</sup> Avenue (P.B. 146, Pg. 17 B.C.R.)

**Location:** Generally located south of the intersection at Southwest 26<sup>th</sup> Street and Southwest 127<sup>th</sup> Avenue

**Future Land Use Plan Map:** Residential 1 DU/AC

**Existing Zoning(s):** A-1, Agricultural District

**Proposed Zoning(s):** n/a

**Existing Use(s):** Vacant Parcel

<b>Proposed Use(s):</b>	Vacant Parcel (Lot 1 of “Peico Estates”)
<b>Parcel Size:</b>	Refer to attached Sketch and Description: <ul style="list-style-type: none"><li>i. Twenty (20) foot right-of-way, approximately 6,680 sq. ft.</li><li>ii. Five (5) foot roadway easement, approximately 2,850 sq. ft.</li></ul>
<b>Proposed Density:</b>	n/a

	<u>Surrounding Use(s):</u>	<u>Surrounding Land</u>		
		<u>Use</u>	<u>Plan</u>	<u>Map</u>
		<u>Designation(s):</u>		
<b>North:</b> DU/AC)	Kapok & Peico Estates (Single-Family Homes)	Residential		(1
<b>South:</b> DU/AC)	Stonebrooke Estates (Single-Family Homes)	Residential		(1
<b>East:</b> DU/AC)	Stonebridge Estates (Future Single-Family Homes)	Residential		(1
<b>West:</b> DU/AC)	Kapok & Peico Estates (Single-Family Homes)	Residential		(1
	<u>Surrounding Zoning(s):</u>			
<b>North:</b>	A-1, Agricultural District			
<b>South:</b>	E, Estate District			
<b>East:</b>	R-1, Estate Dwelling District			
<b>West:</b>	A-1, Agricultural District			

### **Zoning History**

**Related zoning history:**

Records indicate that the existing Future Land Use Plan Map designation and Zoning classification were in place at the time of annexation.

**Previous requests on same property:**

*Plat Application* (P 5-5-89, Peico Estates), on July 19, 1989 the Town of Davie Council approved plat application thru Resolution # 1989-207, for ten (10) single-family custom home lots later recorded at Broward County P.B. 146, Pg. 17 B.C.R.

*Delegation Application* (DG 2-1-01, Peico Estates), on April 18, 2001 the Town of Davie Council approved delegation application thru Resolution # 2001-100, for certain County Engineering requirements pertaining to the “Peico Estates” plat.

**Concurrent Request(s) on same property:** n/a

### **Applicable Codes and Ordinances**

The effective Code of Ordinances governing this project is the Town of Davie Land Development Code.

*Land Development Code (Section 12-24), (1) Agricultural (A-1) District:* The A-1 District is intended to implement the Agricultural and Residential one (1) unit per acre classifications of the Town of Davie Comprehensive Plan and to maintain, protect and encourage the continuance of a productive agricultural community in Davie by ensuring that developments are buffered from existing agricultural uses.

*Land Development Code (Section 12-310),* review for vacations or abandonment’s of Right-of-Way.



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## **Comprehensive Plan Considerations**

### **Planning Area:**

The subject property falls within Planning Area 2. Planning Area 2 includes the westernmost section of the Town north of Orange Drive and south of SW 14 Street, and bound on the west by Interstate 75 and on the east by SW 100 Avenue. The predominant existing and planned land use is single family residential at a density of one dwelling per acre.

### **Broward County Land Use Plan:**

The subject site falls within Flexibility Zone 113.

**Applicable Goals, Objectives & Policies:**

*Future Land Use Plan, Policy 17-3:* Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses.

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**Application Details**

The petitioner (Rhon Ernest-Jones Consulting Engineers, Inc.) proposes to vacate two (2) right-of-ways for Southwest 127<sup>th</sup> Avenue, a twenty (20) foot right-of-way (P.B. 146, Pg. 17 B.C.R.) and a five (5) foot roadway easement (P.B. 146, Pg. 17 B.C.R.) (See attached Sketch and Legal Description). This request is consistent and was a condition of approval with Master Site Plan Application (MSP 11-2-05) "Stone Bridge Estates."

---

**Staff Analysis**

The Town of Davie has no roadway construction plans at this time for said portions of rights-of-way. These portions of rights-of-way presently do not serve as access for any existing and/or future developments in the area. It should be noted that the Development Review Committee (DRC) members had no objections to this vacation request at the time of review for the Master Site Plan Application for Stone Bridge Estates. Furthermore, the petitioner has supplied staff with the required letters of no objection from user of existing rights-of-way, except the City of Sunrise. The petitioner and staff are currently working with the City of Sunrise to dedicate an easement for existing lines within the subject right-of-way.

The following information is staff's analysis based on the criteria established in the Town of Davie's, Land Development Code, Section 12-310(A)(1) for vacation applications:

- (a) It will not adversely affect access to neighboring properties.

*These vacations of rights-of-way will not adversely impact access to the neighboring properties. Neighboring properties currently do not utilize these rights-of-way and the vacation request is consistent with the proposed development of the property to the east "Stone Bridge Estates."*

- (b) It will not be in conflict with the public interest.

*These vacations of the rights-of-way will not be in conflict with the public interest. Presently, there are no plans for roadway construction within these rights-of-way and it does not serve as access for any existing and/or future developments in the area."*

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**Staff Recommendation**

Staff finds the application complete and suitable for transmittal to the Planning and Zoning Board and Town Council for further consideration. The following condition shall be met prior to final site plan approval:

1. The petitioner shall provide the Town of Davie a letter of "No Objection" from the City of Sunrise to vacate subject rights-of-way.
- 

**Planning and Zoning Board Recommendation**

At the September 26, 2007 Planning and Zoning Board meeting, Vice-Chair Stevens made a motion, seconded by Mr. Pignato, to approve Vacation Application, VA 12-1-06 "Ford." (**Motion carried 5-0**)

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## **Town Council Action**

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### **Exhibits**

1. Justification Letter
  2. Sketch and Description of Public Right-of-Way to be vacated
  3. Mailout Radius Map
  4. Mailout
  5. Future Land Use Plan Map
  6. Aerial, Zoning, and Subject Site Map
- 

Prepared by: \_\_\_\_\_

Reviewed by: \_\_\_\_\_

File Location: P&Z\Development Applications\Applications\VA\_Vacation\VA\_06\VA 12-1-06 Ford

**Exhibit 1 (Justification Letter)**

February 1, 2007

**TOWN OF DAVIE**  
**Planning & Zoning Division**  
6591 Orange Drive  
Davie, FL 33314  
**Attn: Bruce Dell, AICP, Manager**

**Re: Petition to Vacate Right-of-Way & Roadway Easement**  
**Portion of SW 127<sup>th</sup> Avenue Adjacent to 12702 SW 26<sup>th</sup> Street**

Dear Mr. Dell:


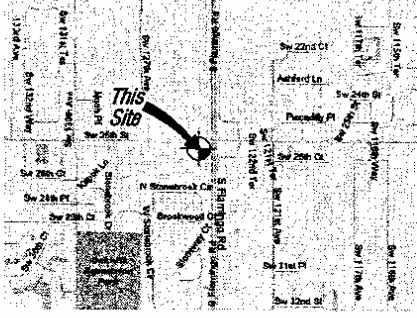
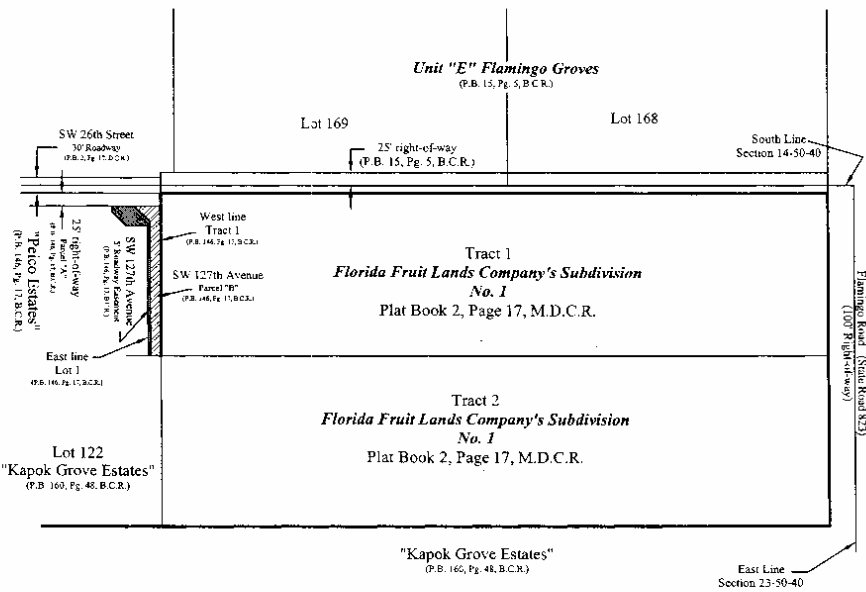
The purpose of this request is to allow for the vacation of a portion of the existing twenty (20) foot SW 127<sup>th</sup> Avenue right-of-way and five (5) foot roadway easement (P.B. 146, Page 17, B.C.R.) immediately east of and adjacent to my property located at 12702 SW 26<sup>th</sup> Street (see attached exhibit). The road right-of-way and easement are no longer necessary to gain access to the site immediately to the east (Stone Bridge Estates) and have already been vacated south of my property adjacent to Kapok Grove Estates (P.B. 160, Page 48, B.C.R.).

Please do not hesitate to contact me should you require additional information to fulfill this request. Thank you for your consideration in this matter.

Best Regards,

  
Will Ford

**Exhibit 2 (Sketch and description of public right-of-way to be vacated)**

	<p style="text-align: center;"><b>Patriot Surveying and Mapping, Inc.</b></p> <p style="text-align: center;">3748 NW 124th Avenue Coral Springs, Florida 33065</p> <p style="text-align: center;">Phone: (954) 509-0083 Fax: (954) 301-2623</p>																										
LB # 7303	<p style="font-size: 1.2em;">- Sketch and Description -</p> <p style="font-size: 1.2em;">Road Reservation Vacation</p>																										
		<p>Sheet 1 of 3</p>																									
 <p style="text-align: center;"><b>Location Map</b> (Not to Scale)</p>																											
																											
<p><i>Dennis J. Gabriele</i> February 1, 2007</p>																											
<p>Dennis J. Gabriele Professional Surveyor and Mapper No. LS5709 State of Florida</p>		<p>Not Valid without the signature and original raised seal of a Florida licensed Surveyor and Mapper</p>																									
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Updates and Revisions</th> <th style="text-align: left;">Date</th> <th style="text-align: left;">By</th> <th style="text-align: left;">QC</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	Updates and Revisions	Date	By	QC																					<p style="font-size: 0.8em;">NOTE: The undersigned and PATRIOT SURVEYING AND MAPPING, INC. make no representations or guarantees as to the completeness of the information reflected herein pertaining to easements, right-of-way, set-back lines, reservations, agreements or other matters of record. This instrument is intended to reflect or set forth only those items shown in the references above. PATRIOT SURVEYING AND MAPPING, INC. did not research the public records for matters affecting the lands shown. This instrument is the property of PATRIOT SURVEYING AND MAPPING, INC. and shall not be reproduced in whole or in part without written permission of PATRIOT SURVEYING AND MAPPING, INC.</p>		
Updates and Revisions	Date	By	QC																								
<p>Job No. 0506-020</p>	<p>Drawn By: DN</p>	<p>QA / QC: DG</p>	<p>FB. PG. Scale: NTS</p>																								

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Job No. 0506-020	Drawn By: DN	QA / QC: DG	FB PG.	Scale: NTS



## Patriot Surveying and Mapping, Inc.

3748 NW 124th Avenue Coral Springs, Florida 33065

Phone: (954) 509-0083

Fax: (866) 495-0203

LB # 7303

Sheet 3 of 3

### - Legal Description -

All of Parcel B together with all of a 5 foot Roadway Easement as shown on the Plat of *Peico Estates*, Plat Book 146, Page 17, Broward County Records, being more particularly described as follows:

**Commence** at the Northeast corner of said Section 23;

Thence, South 89°46'20" West, along the North line of Section 23, a distance of 1,320.90 feet to a point on the West line of Tract 1, Florida Fruit Lands Company's Subdivision No. 1, Plat Book 2, Page 17, of Miami-Dade County Records;

Thence, South 00°08'34" East, along the West line of Tract 1, a distance of 40.00 feet to the **Point of Beginning**;

Thence, continue along the West line of Tract 1, South 00°08'34" East, a distance of 289.87 feet;

Thence, North 89°46'15" West, a distance of 25.00 feet to a point on the East line of Lot 1, of *Peico Estates*, Plat Book 146, Page 17, Broward County Records;

Thence, North 00°08'34" West, along the East line of Lot 1, a distance of 250.87 feet;

Thence, South 89°46'20" West, a distance of 39.93 feet;

Thence, North 45°13'40" West, a distance of 38.21 feet;

Thence, North 00°13'40" West, a distance of 11.98 feet to the South right-of-way line of SW 26th Street of *Peico Estates*, Plat Book 146, Page 17, Broward County Records;

Thence, North 89°46'20" East, along the South right-of-way line of SW 26th Street, a distance of 95.93 feet to the **Point of Beginning**.

Said lands lying and being in the Town of Davie, Broward County, Florida, and containing 9,490 square feet (0.22 acres) more or less.



**Exhibit 3 (Mailout Map)**



## Exhibit 4 (Mailout)

**VA 12-1-06**

AIKMAN,NOELLE  
12825 STONEBROOK DR  
DAVIE FL 33330

**VA 12-1-06**

ALVAREZ,STEWART & AMY JO  
12791 SW 26 ST  
DAVIE FL 33325

**VA 12-1-06**

BARRAU,CARMEL & JOSEE LAMOUR  
12765 STONEBROOK DR  
DAVIE FL 33330

**VA 12-1-06**

BECERRA,MARIA E  
2850 W STONEBROOK CIR  
DAVIE FL 33330

**VA 12-1-06**

BENSON,HAYWARD STEPHAN  
2017 NW 46 AVE #205A  
LAUDERHILL FL 33313

**VA 12-1-06**

BROWN,GARY L & MINDY H  
2753 W STONEBROOK CIR  
DAVIE FL 33330

**VA 12-1-06**

BURK,LISA B  
12750 KAPOK LANE  
DAVIE FL 33330

**VA 12-1-06**

CHANCE,VICTOR B & KIMBERLI A  
12560 N STONEBROOK CIR  
DAVIE FL 33330

**VA 12-1-06**

CHARLES,PAUL PATRICK & MARIE  
12481 N STONEBROOK CIR  
DAVIE FL 33331

**VA 12-1-06**

COLEMAN,ANGIENETTA &  
POSTMAN,GREGORY  
12731 SW 26 ST  
DAVIE FL 33325

**VA 12-1-06**

COOTE,MICHAEL &  
COOTE,CARLEEN  
12861 KAPOK LANE  
DAVIE FL 33330

**VA 12-1-06**

DIBIASE,DOROTHY FAM LTD  
PARTNERSHIP  
PO BOX 780  
LYNNFIELD MA 01940

**VA 12-1-06**

DISORBO,ALDO L  
12704 STONEBROOK DR  
DAVIE FL 33330

**VA 12-1-06**

ECATS 2 LLC  
10885 NW 6 ST  
CORAL SPRINGS FL 33071

**VA 12-1-06**

FORD,MELANIE &  
FORD,WILLIAM  
12702 SW 26 ST  
DAVIE FL 33325

**VA 12-1-06**

FRIEDEWALD,DON E JR &  
RIDGEWAY,DONNA  
12911 SW 26 ST  
DAVIE FL 33325

**VA 12-1-06**

GLOVER,JOHN D &  
GLOVER,PAULINE D  
12735 STONEBROOK DR  
DAVIE FL 33330

**VA 12-1-06**

GOLDMAN,WAYNE & MARYANNE  
2853 W STONEBROOK CIR  
DAVIE FL 33330

**VA 12-1-06**

HERNANDEZ,MAYTE & PETER  
12821 KAPOK LANE  
DAVIE FL 33330

**VA 12-1-06**

HOCHSTEIN,ROBERT  
2803 W STONEBROOK CIR  
DAVIE FL 33330

**VA 12-1-06**

HUBSCHMAN,DEBORAH ANN  
12800 KAPOK LANE  
DAVIE FL 33330

**VA 12-1-06**

ITEN,LOUIS J &  
ITEN,PATRICIA R  
12850 KAPOK LANE  
DAVIE FL 33330

**VA 12-1-06**

JAROLEM,KENNETH & ALISA  
12520 N STONEBROOK CIR  
DAVIE FL 33331

**VA 12-1-06**

JOBSON-POUX,EMMANUEL B &  
JOBSON-POUX,MARGOT D  
12701 SW 26 ST  
DAVIE FL 33325

**VA 12-1-06**

KENNEDY,K SCOTT & GAIL  
12640 N STONEBROOK CIR  
DAVIE FL 33330

**VA 12-1-06**

LAWRENCE,KRISHNA WILLIAM  
2900 W STONEBROOK CIR  
DAVIE FL 33330

**VA 12-1-06**

LEONE,EVELYNE &  
LEONE,JOSEPH  
12681 N STONEBROOK CIR  
DAVIE FL 33330-1297

**VA 12-1-06**

LETO,JOHN A SR & JOAN A  
2550 NOAH PL  
DAVIE FL 33325

**VA 12-1-06**

LETO,JOHN A SR TR  
3100 STIRLING RD  
HOLLYWOOD FL 33021

**VA 12-1-06**

LEWIN,HARLEY  
12561 N STONEBROOK CIR  
DAVIE FL 33330

**VA 12-1-06**  
MIELE,VERONICA  
2421 SW 127TH AVE  
DAVIE FL 33325-5600

**VA 12-1-06**  
MIXON,KENNETH J & DARCEE J  
12741 KAPOK LANE  
DAVIE FL 33330

**VA 12-1-06**  
MUNN,HENSLEY R & CYNTHIA E  
235-15 129 AVE  
LAURELTON QUEENS NY 11422

**VA 12-1-06**  
OGDEN,WILLIAM F III  
12600 N STONEBROOK CIR  
DAVIE FL 33330

**VA 12-1-06**  
PACC DEVELOPMENT LLC  
15984 SW 61 CT  
DAVIE FL 33331

**VA 12-1-06**  
PATITUCCI,JOHN & FLORENCE &  
PATITUCCI,MARCO  
12701 KAPOK LANE  
DAVIE FL 33330

**VA 12-1-06**  
PEGG,WILLIAM S & NANCY P &  
PEGG,JOE H & PEGG,HAROLD S  
ETAL  
RR2 BOX 3408  
NASHVILLE GA 31639

**VA 12-1-06**  
PENSABENE,JOSEPH T &  
PENSABENE,PATRICIA ANN  
12732 SW 26 ST  
DAVIE FL 33325

**VA 12-1-06**  
PICHARDO,ANGEL & LENA  
12941 SW 26 ST  
DAVIE FL 33325

**VA 12-1-06**  
REJA ENTERPRISES INC  
2203C S FEDERAL HWY  
FORT LAUDERDALE FL 33316

**VA 12-1-06**  
RENNER,MARK &  
RENNER,MARIA  
12821 SW 26 ST  
DAVIE FL 33325

**VA 12-1-06**  
RODRIGUEZ,LUIS D  
12912 SW 26 ST  
DAVIE FL 33325

**VA 12-1-06**  
RUZICKA,THOMAS F &  
MAGCALAS,MARIO M  
12601 N STONEBROOK CIR  
DAVIE FL 33330

**VA 12-1-06**  
SAUNDERS,ANGEL F &  
SAUNDERS,TRACY J  
12941 KAPOK LANE  
DAVIE FL 33330

**VA 12-1-06**  
SCHUMACKER,JOSEPH P & JANELDA  
12734 STONEBROOK DR  
DAVIE FL 33330

**VA 12-1-06**  
SIEROCUK,THOMAS & DARLENE  
12882 SW 26 ST  
DAVIE FL 33325

**VA 12-1-06**  
SILVERMAN,ANDREW L  
12852 SW 26 ST  
DAVIE FL 33330

**VA 12-1-06**  
SLEIPNES,SVEIN &  
SLEIPNES,KATHERINE  
12700 KAPOK LANE  
DAVIE FL 33330

**VA 12-1-06**  
SORENSEN,DAVID R & SHIRLEY A  
2800 W STONEBROOK CIR  
DAVIE FL 33330

**VA 12-1-06**  
SPRADLIN,ALAN L &  
SPRADLIN,DIANA  
12901 KAPOK LANE  
DAVIE FL 33330-1294

**VA 12-1-06**  
STONEBROOK ESTATES COMM ASSO  
INC  
% ST ANDREWS COUNTRY CLUB  
REALTY  
7227 CLINT MOORE ROAD  
BOCA RATON FL 33496-1402

**VA 12-1-06**  
STONYBROOK ESTATES LTD  
7227 CLINT MOORE RD  
BOCA RATON FL 33496-1402

**VA 12-1-06**  
TODINCA,GEORGE & VALERIA ETAL  
2525 SW 127 AVE  
DAVIE FL 33325

**VA 12-1-06**  
TORAL,ALEJANDRO & ILLIANA M  
12822 SW 26 ST  
DAVIE FL 33330

**VA 12-1-06**  
WARREN,DAVID & CHARLENE  
12761 SW 26 ST  
DAVIE FL 33325

**VA 12-1-06**  
WATSON,ANTHONY & DESIREE  
75 GLEN AVE  
WEST ORANGE NJ 07052

**VA 12-1-06**  
WATSON,PAMELLA B &  
RAMSAY,ERIC A  
12900 KAPOK LANE  
DAVIE FL 33330

**VA 12-1-06**  
WESTCOTT,PAUL L & DONNA R  
12762 SW 26 ST  
DAVIE FL 33325

**VA 12-1-06**  
WILLIAMS,JAMES P & JANET A  
12942 SW 26 ST  
DAVIE FL 33325

**VA 12-1-06**  
WILSON HEIGHTS DEV INC  
3842 W 16 AVE  
HIALEAH FL 33012

**VA 12-1-06**  
WOOD,ROBERT L  
% STAN WOOD  
2075 S FLAMINGO RD  
DAVIE FL 33325

**VA 12-1-06**  
ZAMORA,WILFREDO E & MARIA A  
12792 SW 26 ST  
DAVIE FL 33325

**VA 12-1-06**  
ZVEIBIL,ROBERT &  
ZVEIBIL,SALLY DOROTHY  
12641 N STONEBROOK CIR  
DAVIE FL 33330

**VA 12-1-06**  
Current Occupant  
12700 KAPOK LN  
Davie, FL 33330

**VA 12-1-06**  
Current Occupant  
12701 KAPOK LN  
Davie, FL 33330

**VA 12-1-06**  
Current Occupant  
12750 KAPOK LN  
Davie, FL 33330

**VA 12-1-06**  
Current Occupant  
12800 KAPOK LN  
Davie, FL 33330

**VA 12-1-06**  
Current Occupant  
12850 KAPOK LN  
Davie, FL 33330

**VA 12-1-06**  
Current Occupant  
12901 KAPOK LN  
Davie, FL 33330

**VA 12-1-06**  
Current Occupant  
12681 N STONEBROOK CIR  
Davie, FL 33330

**VA 12-1-06**  
Current Occupant  
12641 N STONEBROOK CIR  
Davie, FL 33330

**VA 12-1-06**  
Current Occupant  
2753 W STONEBROOK CIR  
Davie, FL 33330

**VA 12-1-06**  
Current Occupant  
2850 W STONEBROOK CIR  
Davie, FL 33330

**VA 12-1-06**  
Current Occupant  
2853 W STONEBROOK CIR  
Davie, FL 33330

**VA 12-1-06**  
Current Occupant  
2421 SW 127 AVE  
Davie, FL 33325

**VA 12-1-06**  
Current Occupant  
2521 SW 127 AVE  
Davie, FL 33325

**VA 12-1-06**  
Current Occupant  
2401 SW 127 AVE  
Davie, FL 33325

**VA 12-1-06**  
Current Occupant  
12861 KAPOK LN  
Davie, FL 33330

**VA 12-1-06**  
Current Occupant  
12941 KAPOK LN  
Davie, FL 33330

**VA 12-1-06**  
Current Occupant  
12600 N STONEBROOK CIR  
Davie, FL 33330

**VA 12-1-06**  
Current Occupant  
12851 SW 26 ST  
Davie, FL 33325

**VA 12-1-06**  
Current Occupant  
12912 SW 26 ST  
Davie, FL 33330

**VA 12-1-06**  
Current Occupant  
12561 N STONEBROOK CIR  
Davie, FL 33330

**VA 12-1-06**  
Current Occupant  
12911 SW 26 ST  
Davie, FL 33325

**VA 12-1-06**  
Current Occupant  
12560 N STONEBROOK CIR  
Davie, FL 33330

**VA 12-1-06**  
Current Occupant  
12735 STONEBROOK DR  
Davie, FL 33330

**VA 12-1-06**  
Current Occupant  
2800 W STONEBROOK CIR  
Davie, FL 33330

**VA 12-1-06**  
Current Occupant  
12765 STONEBROOK DR  
Davie, FL 33330

**VA 12-1-06**  
Current Occupant  
12900 KAPOK LN  
Davie, FL 33330

**VA 12-1-06**  
Current Occupant  
2803 W STONEBROOK CIR  
Davie, FL 33330

**VA 12-1-06**  
Current Occupant  
12521 N STONEBROOK CIR  
Davie, FL 33330

**VA 12-1-06**  
Current Occupant  
12640 N STONEBROOK CIR  
Davie, FL 33330

**VA 12-1-06**  
Current Occupant  
12601 N STONEBROOK CIR  
Davie, FL 33330

**VA 12-1-06**  
Current Occupant  
12761 SW 26 ST  
Davie, FL 33325

**VA 12-1-06**  
Current Occupant  
12762 SW 26 ST  
Davie, FL 33330

**VA 12-1-06**  
Current Occupant  
12791 SW 26 ST  
Davie, FL 33325

**VA 12-1-06**  
Current Occupant  
12882 SW 26 ST  
Davie, FL 33330

**VA 12-1-06**  
Current Occupant  
12852 SW 26 ST  
Davie, FL 33330

**VA 12-1-06**  
Current Occupant  
2525 SW 127 AVE  
Davie, FL 33325

**VA 12-1-06**  
Current Occupant  
12792 SW 26 ST  
Davie, FL 33330

**VA 12-1-06**  
Current Occupant  
12741 KAPOK LN  
Davie, FL 33330

**VA 12-1-06**  
Current Occupant  
12822 SW 26 ST  
Davie, FL 33330

**VA 12-1-06**  
Current Occupant  
12821 SW 26 ST  
Davie, FL 33325

**VA 12-1-06**  
Current Occupant  
12795 STONEBROOK DR  
Davie, FL 33330

**VA 12-1-06**  
Current Occupant  
12701 SW 26 ST  
Davie, FL 33325

**VA 12-1-06**  
Current Occupant  
12731 SW 26 ST  
Davie, FL 33325

**VA 12-1-06**  
Current Occupant  
12732 SW 26 ST  
Davie, FL 33330

**VA 12-1-06**  
Current Occupant  
12821 KAPOK LN  
Davie, FL 33330

**VA 12-1-06**  
Current Occupant  
12702 SW 26 ST  
Davie, FL 33330

**VA 12-1-06**  
Current Occupant  
2570 NOAH PL  
Davie, FL 33325

**VA 12-1-06**  
Current Occupant  
2590 NOAH PL  
Davie, FL 33325

**VA 12-1-06**  
Current Occupant  
12881 SW 26 ST  
Davie, FL 33325

**VA 12-1-06**  
Current Occupant  
12781 KAPOK LN  
Davie, FL 33330

**Exhibit 5 (Future Land Use Plan Map)**

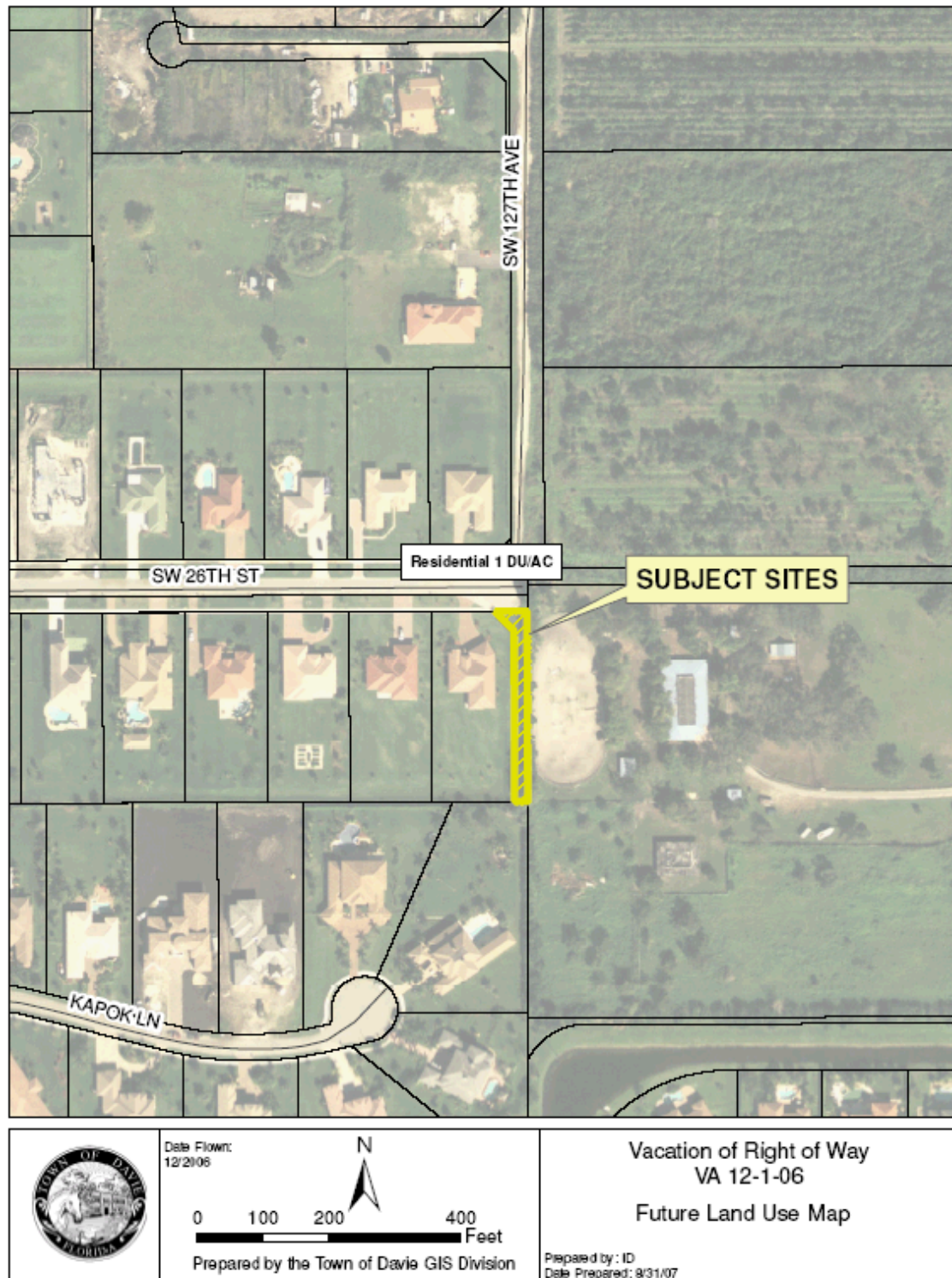




Exhibit 6 (Aerial, Zoning, and Subject Site Map)

